



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 17, 2005

IN REPLY PLEASE
REFER TO FILE: **MP-6**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**NELSON AVENUE WEST OF INGLEWOOD BOULEVARD - PARCEL 23-20
SALE OF SURPLUS PROPERTY - CITY OF REDONDO BEACH
SUPERVISORIAL DISTRICT 4
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Nelson Avenue west of Inglewood Boulevard, Parcel 23-20 (167 square feet), adjoining the residential property located on Nelson Avenue in the City of Redondo Beach, to be no longer required for the purposes of the County of Los Angeles.
3. Authorize the sale of Parcel 23-20 to the adjacent property owners, Jamshid Anvaripour and Mandana Anvaripour, for \$7,000.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell a parcel of surplus property along Nelson Avenue to the adjacent property owners, Jamshid Anvaripour and Mandana Anvaripour.

The County of Los Angeles acquired fee title to Parcel 23-20 as part of the land needed for the Inglewood Avenue road widening project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for road purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$7,000 represents the appraised value. This amount has been paid and deposited into the Road fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(b), a notification of the proposed sale was submitted to the City of Redondo Beach's Planning Department for its report as to conformance with the adopted General Plan. The City responded that the proposed sale was in conformance with its adopted General Plan.

Parcel 23-20 is no longer needed for the purposes of the County of Los Angeles. This sale is not considered adverse to the County's purposes and will not hinder the use of the roadway for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors
February 17, 2005
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the County's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

AT:bw
P6:2996CBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENT
TO:

Mr. Jamshid Anvaripour
18227 Burin Avenue
Redondo Beach, CA 90278

Space above this line for Recorder's use

Documentary transfer tax is \$ _____

() computed on full value of property conveyed, or

() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
4153-032-910

COUNTY OF LOS ANGELES

BY _____

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release and forever quitclaim to JAMSHID ANVARIPOUR and MANDANA ANVARIPOUR, husband and wife as community property, all its right, title, and interest in and to the real property in the City of Redondo Beach, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Nelson Avenue West of Inglewood Boulevard
(File: Inglewood Avenue (23))
Parcel 23-20 (Portion)
I.M. 054-177
S. D. 4
M0477002

By _____
Deputy

OG:bw:P9:2742C

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts, adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this_____day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED as to form

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

APPROVED as to title and execution.
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

Nelson Avenue west of
Inglewood Boulevard
(File: Inglewood Avenue (23))
A.M.B. 4153-032-910
T.G. 733-C7
I.M. 054-177
Fourth District
M0477002

EXHIBIT "A"

PARCEL NO. 23-20 (Portion)

That portion of Lot 1, Block 24, of REDONDO VILLA TRACT NO. 2, as shown on map recorded in Book 10 page 101, of Map, in the Office of the Recorder of the County of Los Angeles, lying westerly of a line 70 feet westerly, measured at right angles, from the center line of Inglewood Avenue as shown on County Surveyor's Map No B-442, Sheet 2, on file in the office of the Director of the Department of Public Works, of said County.

Excepting therefrom the southerly 50 feet of said Lot 1.

Total Area: 167" square feet

Description Approved

DONALD L. WOLFE
Interim Director of Public Works

By _____
Cadastral Engineer II

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

RH:adg
P5\ld NELSON AVE